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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PATRIOT BLUFF CONDO SITE PLAN
(LANDS OF RPA ASSOC.)
PROJECT LOCATION: NYS ROUTE 32 AND UNION AVE (CR 69)
SECTION 4 – BLOCK 2 – LOT 21.2
PROJECT NUMBER: 01-65
DATE: 27 JUNE 2007
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A MULTI-FAMILY
CONDOMINIUM SITE PLAN ON THE WESTERLY PORTION OF THE RPA
PROPERTY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE
12 DECEMBER 2001, 22 MAY 2002, 10 MARCH 2004 AND 9 MAY 2007
PLANNING BOARD MEETINGS.


1. This site plan development is a component of the Planned Unit Development (PUD) previously reviewed and approved by the Town Board.

The applicant currently has a site plan application and a subdivision application ((01-66) before the Planning Board. The applicant recently made a presentation before the Board with regard to a modification to the applications to develop the westerly portion of the project as multi-family in lieu of single-family residential.

The purpose of the appearance at this meeting is as follows:

- Applicant seeks a conceptual endorsement of the revised development plan, as well as the proposed unit count.
- Applicant seeks verification that the scope for the DSEIS previously adopted by the Board remains valid (such that they can proceed with preparation of the document based on the revised development plan). A copy of the final scope is attached for the Board's convenience.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

NW01-65-27June07.doc

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